

Open Space Communities



Building varied and healthy neighborhoods of unique character through the preservation of environmental, cultural and historic resources

Residential Development in Rural Areas

The current Southern & Western Area Plan suggests residential density of 2.5 units per acre throughout the majority of the study area (part of the sewerable area of the Southern & Western Area Plan). Citizens in the study area are concerned that typical single-family residential subdivision development at such density could potentially destroy the rural character of the study area. Lowering the suggested Plan density in rural areas, together with requiring new subdivision designs that are sensitive to the existing rural landscape, would create neighborhoods of unique character by preserving the unique features of the land, as well as preserve significant elements of the existing rural development pattern.

Attached is a graphic depicting the current Plan for the study area, as well as a tentative draft map of a possible Matoaca Village Land Use Plan recommendation. Of particular concern is the fact that sewer lines already exist in Old Town Creek as far west as Halloway Avenue, and owners of large acreage parcels are likely to want to develop at, or close to, current Plan suggested densities. A potential fix for the density concern is to lower the Plan suggested density from 2.5 units per acre to 1.0 unit per acre or less in rural areas, and to encourage an open space design for new subdivisions that allow subdivisions with smaller lots in exchange for preserving as open space natural areas and highly visible portions the rural landscape. Attached is an illustration using a 65-acre farm along Matoaca Road, north of Old Town Creek. One potential subdivision scenario is based on the draft Plan recommended 1 unit per acre and established R-25 subdivision practices, with a development density in the range typical for this Plan density and for the R-25 zoning classification. The other scenario suggests some criteria and a potential layout for an open space subdivision. As a practical matter, this scenario may allow an actual development density closer to theoretical than typical.

Over the years, Planning staff has identified that the Mid-twentieth Century pattern of suburban single-family residential subdivision development as a main cause for the disappearance of the rural landscape and the degradation of natural areas. In particular, the Southern & Western Area Plan, as adopted in 1993, suggested that we explore this issue in greater detail. The Matoaca Village Plan may be the vehicle through which we finally do this.

DIVISION _____ . R-C
CONSERVATION SUBDIVISION RESIDENTIAL DISTRICT

Sec. 19- ____ . Purpose and intent..

Purpose and intent. The intent of this section is to create varied and healthy neighborhoods through the preservation of environmental, cultural and historical resources by requiring residential subdivisions that preserve rural vistas, historic sites and natural resources in conservation areas within subdivisions.

Sec. 19- ____ . Permitted uses by right.

The following uses shall be permitted by right in the R-C District: Those uses permitted by right in the R-88 District.

Sec. 19- ____ .1. Uses permitted with certain restrictions.

The following uses shall be permitted in the R-C District subject to compliance with the following conditions and other applicable standards of this chapter. If these restrictions cannot be met, these uses may be allowed by conditional use, subject to section 19-13:

(a) Uses permitted with restrictions in the R-88 District.

(b) The following uses shall be permitted within conservation areas as defined by Section 19- ____ (a):

(1) Active recreational facilities primarily serving the surrounding residential community, provided that:

(a) A maximum of 10%, but no less than two (2) acres, of the designated conservation areas may be used for community buildings and active recreation facilities (tennis courts, swimming pools, etc.) with accessory parking, as long as such recreational facilities and parking areas are located and designed so as to minimize impacts on rural vistas, historic sites and/or natural resources.

(b) With the exception of playground areas which accommodate swings, jungle gyms, or similar such facilities, all outdoor playfields, courts, swimming pools and similar active recreational areas shall be located a minimum of 100 feet from any proposed or existing single family residential lot line and a minimum of 50 feet from any existing or proposed public road. Nothing herein shall prevent development of indoor facilities and/or parking within the 100 feet. Within the 100 foot setback, a 50 foot buffer shall be provided along the perimeter of all active recreational facilities except where adjacent to any existing or proposed road. This buffer shall conform to the requirements of the Zoning Ordinance for 50 foot buffers.

(c) Any playground areas (i.e., areas accommodating swings, jungle gyms or similar such facilities) shall be located a minimum of 40 feet from all property lines. A 40 foot buffer shall be provided along the perimeter of all such recreational facilities except where adjacent to any existing or proposed roads. This buffer shall conform to the requirements of the Zoning Ordinance for fifty (50) foot buffers.

(d) There shall be no outside public address system or speakers.

(2) Farming, not including stock or dairy farming, but including all buildings and structures necessary to such uses and the keeping, storage or operation of any vehicle or machinery necessary to such uses, provided that:

(a) Such activities and facilities shall be located a minimum of 75 feet from any proposed or existing single family residential lot line.

(b) Such activities requiring the operation of tractors, combines, or other internal combustion powered equipment shall be restricted to between the hours of 7:00 a.m. and 9:00 p.m.

(3) Passive recreational facilities, provided that:

(additional restrictions?)

(4) Stock farms, provided that:

(a) Such activities are limited to the keeping of horses.

(b) Any stall areas shall be cleaned weekly and maintained in such a way as to control the propagation of insects.

(c) Pasture areas shall be set back a minimum of 75 feet from any adjacent property or any proposed or existing single family residential lot line and shall be maintained in such a way as to control the propagation of insects.

(d) Barns or stables constructed to house or service horses shall be set back a minimum of 75 feet from any adjacent property or any proposed or existing single family residential lot line.

Sec. 19- . Accessory uses, buildings and structures.

The following accessory uses, buildings and structures shall be permitted in the R-C District: Those accessory uses, buildings and structures permitted in the R-88 District.

Sec. 19- . Conditional uses.

The following uses may be allowed by conditional use in the R-C District, subject to the provisions of section 19-13 unless otherwise permitted: Those conditional uses permitted in the R-88 District.

Sec. 19- . Special exceptions.

The following uses may be allowed as special exceptions in the R-C District, subject to the provisions of section 19-21 unless otherwise permitted: Those uses permitted as special exceptions in the R-88 District.

Sec. 19- . Required conditions.

The conditions specified in this section shall be met in the R-C District.

(a) Conservation areas. Residential subdivisions shall be designed with a minimum of 50% of the land area, exclusive of collector and arterial roads, in permanent conservation areas. The primary purpose of conservation areas shall be to preserve rural vistas (ponds, pastures, working fields, wood lots, etc.) as viewed from existing and proposed collector and arterial roads, and historic sites, by excluding such areas from lot development. A secondary purpose shall be to preserve and promote natural resources (floodplains and wetlands, land forms such as hills and swales, streams and adjacent natural areas, wildlife habitat, etc.) by also excluding such areas from lot development. Such areas may include facilities for passive recreation (walking and riding trails, etc.). Such areas shall be set aside for the use and enjoyment of all residents of the development and shall be placed in the ownership of a homeowners association or a non-profit Land Trust, which can manage the areas for the benefit of the homeowners. Alternatively, such areas may be set aside for the use and enjoyment of the public and placed in the ownership of the County or a non-profit Land Trust, which can manage the areas for the benefit of the public.

(b) Lot area and width. Each lot shall have an area of not less than 12,000 square feet and a lot width of not less than 90 feet.

(c) Percentage of lot coverage. All buildings, including accessory buildings, on any lot shall not cover more than 30 percent of the lot's area.

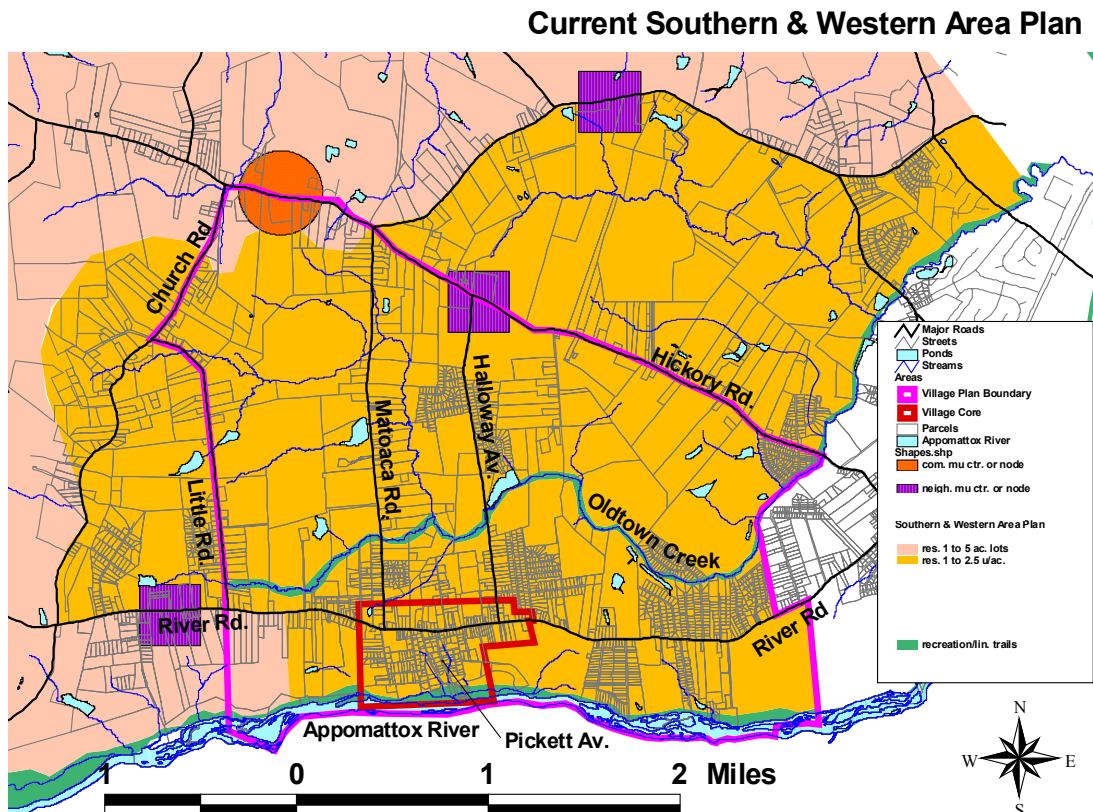
Front yard. Minimum of 35 feet in depth. On lots located along cul-de-sacs, if the radius of the cul-de-sac is 40 feet or less, the building setback around the cul-de-sac shall be at least 30 feet. Where the radius of the cul-de-sac is more than 40 feet, the building setback need not be more than 25 feet. Minimum setbacks shall be increased where necessary to obtain the required lot width at the front building line. Through

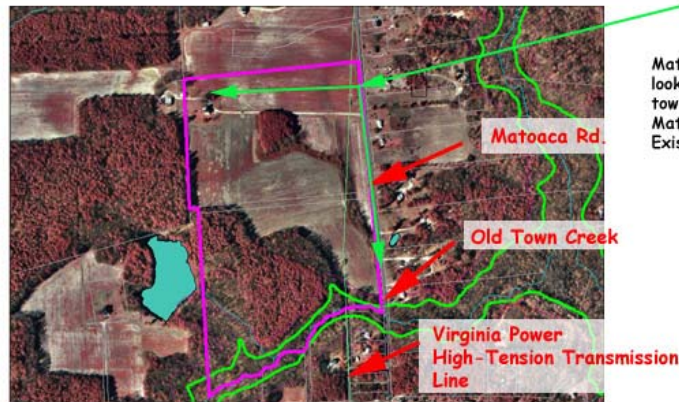
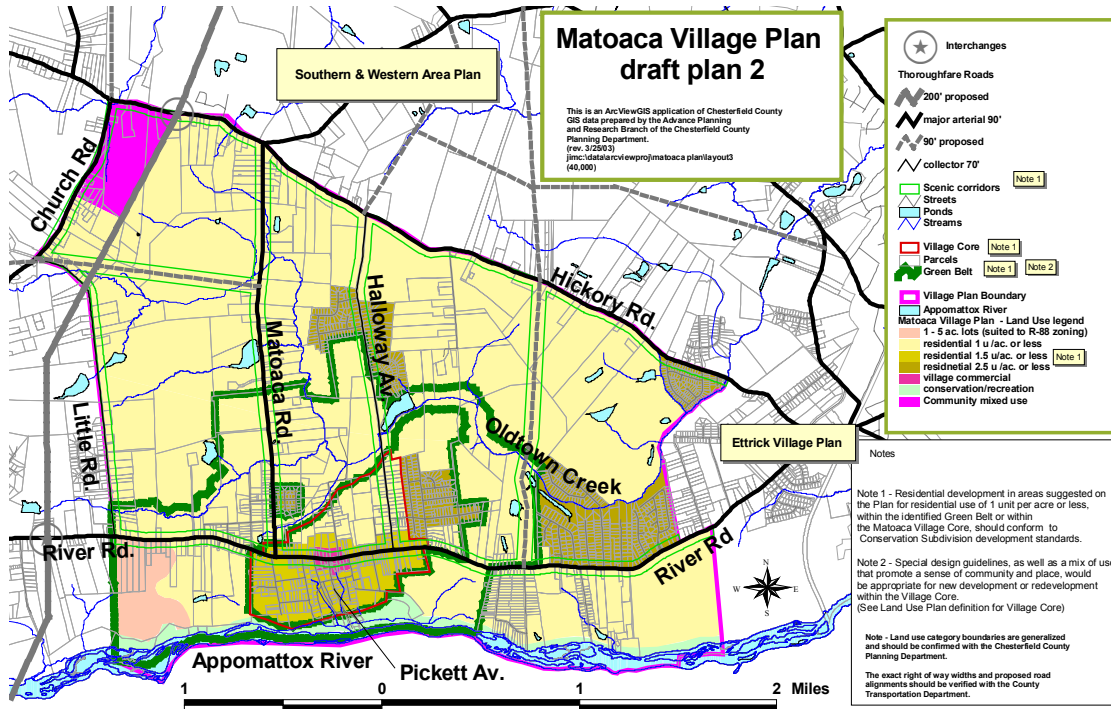
the subdivision process, an additional setback of up to 25 feet may be added to the minimum setback, if the lot is located along an arterial or collector street. This additional setback requirement will be noted on the record plat.

(d) Side yard. Two side yards, each a minimum of 10 feet in width.

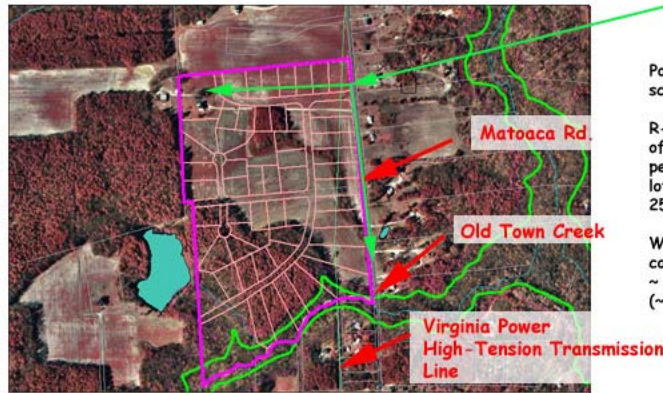
(e) Corner side yard. Minimum of 30 feet; except a corner lot back to back with another corner lot shall have a corner side yard not less than 20 feet.

(f) Rear yard. Minimum of 25 feet in depth.





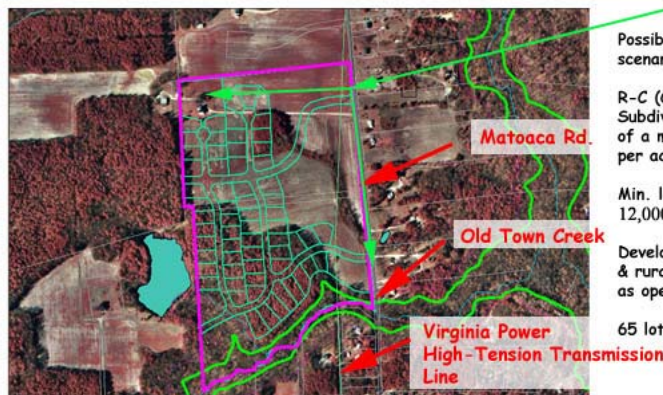
Matoaca Road,
looking south
towards
Matoaca Village
Existing Conditions



Possible development scenario:

R-25 with proffer of a max. of 1 unit per acre & a min. lot size of 25,000 sq. ft.

With development constraints:
~ 57 lots
(~ 0.87 u/ac.)



Possible development scenario:

R-C (Conservation Subdivision) with a proffer of a max. of 1 unit per acre

Min. lot size:
12,000 sq. ft.

Development constraints & rural vista conserved as open space

65 lots (1 u/ac.)